



# **CITY of MILPITAS**

## **Building Inspection Division**

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### **RE-ADJUSTED FEE SCHEDULE**

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**Including Certain Plan Review Fees for Planning and Engineering Divisions**

**EFFECTIVE SEPTEMBER 1, 2004**

**Adopted July 2004**

# Fee Schedule

## Part I

### RESIDENTIAL

#### A. Notes for Residential Fees

1. **Total Permit Fee:** The total permit fee is the sum of the plan check fee, inspection fee and other applicable charges or fees. Mechanical, electrical and plumbing plan review fees are included in plan check fees.
2. **Minimum Fee:** The minimum fee is the fee shown for 100 sq. ft. or as indicated.
3. **Increment Fee:** The increment fee is per 100 sq. ft. or fraction thereof.
4. **Projects Larger Than 100 sq. ft. or as Indicated:** The fee is the sum of (1) the fee shown for the nearest sq. ft. (less than the project total) plus (2) the product of each additional 100 sq. ft. multiplied by the increment fee.
5. **Single-Family and Two-Family fees:** All fees noted for single-family residential are also applicable to two-family residential
6. **Multi-Family Residential:** See Part 2, Commercial/Industrial Fee Schedule (Hotels, Motels & Multi-Family Residential) for plan check and inspection fees.
7. **New Single-Family and Multi-Family Residential Electrical, Mechanical and Plumbing Fees:** Fees are \$ 96 plus \$ 0.12/sf and \$ 0.08/sf respectively for each of these permits per Parts 7 (Electrical), 8 (Mechanical), and 9 (Plumbing). These square footage include both the MPE plan check and inspection. These square footage do not include issuance fees.
8. **Tract or Repetitive Construction Fees:**  
Plan Check Fees: 25% of original single-family or multi-family fee  
Inspection Fee: As noted on the published schedules

#### Example of Plan Check Fee:

Objective: Find the plan check fee for a 1,200 sq. ft. Custom 1-Story Residence, wood

Solution:

- a. Closest sq. ft. less than 1,200 is 1,000. Plan check fee base is thus \$1,311.00
- b. Increment above 1,000 sq. ft. is 200 sq. ft. Incremental price is \$87.00 per 100 sq. ft., so product is  $2 \times \$87 = \$174.00$
- c. Total plan check fee is  $\$1,311 + \$174 = \$1,485.00$

# Fee Schedule Part I RESIDENTIAL

## B. New Residential

### Custom One-Story

Sq Ft	Plan Check Fee	increments	Inspection Fee	increments
<b>1,000</b>	<b>\$1,311</b>	<b>\$87</b>	\$1,920	\$140
1,500	\$1,746	\$78	\$2,622	\$126
2,000	\$2,137	\$70	\$3,254	\$114
2,500	\$2,489	\$63	\$3,822	\$102
3,000	\$2,806	\$57	\$4,334	\$92
4,000	\$3,376	\$51	\$5,255	\$83
5,000	\$3,890	\$46	\$6,084	\$75
10,000	\$6,200	\$42	\$9,815	\$67
15,000	\$8,279	\$38	\$13,173	\$56

### Custom Two-Story

Sq Ft	Plan Check Fee	increments	Inspection Fee	increments
1,000	\$1,442	\$96	\$2,112	\$154
1,500	\$1,920	\$86	\$2,884	\$139
2,000	\$2,351	\$77	\$3,579	\$125
2,500	\$2,738	\$70	\$4,205	\$113
3,000	\$3,087	\$63	\$4,768	\$101
4,000	\$3,714	\$56	\$5,781	\$91
5,000	\$4,279	\$51	\$6,693	\$82
10,000	\$6,820	\$46	\$10,797	\$74
15,000	\$9,107	\$40	\$14,490	\$59

### Tract Models One-Story

Sq Ft	Plan Check Fee	increments	Inspection Fee	increments
1,000	\$1,380	\$93	\$2,040	\$141
1,500	\$1,843	\$83	\$2,747	\$127
2,000	\$2,259	\$75	\$3,384	\$115
2,500	\$2,634	\$67	\$3,957	\$103
3,000	\$2,971	\$61	\$4,473	\$93
4,000	\$3,578	\$55	\$5,401	\$84
5,000	\$4,124	\$49	\$6,236	\$75
6,000	\$4,616	\$29	\$6,988	\$60

# Fee Schedule Part I RESIDENTIAL

Tract Models Two-Story				
Sq Ft	Plan Check Fee	increments	Inspection Fee	increments
1,000	\$1,518	\$102	\$2,244	\$156
1,500	\$2,027	\$92	\$3,022	\$140
2,000	\$2,485	\$82	\$3,722	\$126
2,500	\$2,897	\$74	\$4,353	\$113
3,000	\$3,268	\$67	\$4,920	\$102
4,000	\$3,936	\$60	\$5,941	\$92
5,000	\$4,537	\$54	\$6,860	\$83
6,000	\$5,078	\$43	\$7,687	\$65

## C. Remodel/Addition

One-Story				
Sq Ft	Plan Check Fee	increments	Inspection Fee	increments
* 100	\$145		\$168	
* 200	\$232		\$308	
* 300	\$319		\$448	
400	\$580	\$124	\$839	\$200
500	\$704	\$112	\$1,039	\$180
1,000	\$1,263	\$101	\$1,938	\$162
1,500	\$1,766	\$91	\$2,747	\$146
2,000	\$2,218	\$82	\$3,476	\$131
2,500	\$2,626	\$81	\$4,131	\$118
3,000	\$3,036	\$67	\$4,721	\$108

Two-Story				
Sq Ft	Plan Check Fee	increments	Inspection Fee	increments
* 200	\$290		\$504	
* 300	\$386		\$648	
400	\$687	\$137	\$1,131	\$205
500	\$824	\$123	\$1,336	\$185
1,000	\$1,439	\$111	\$2,259	\$166
1,500	\$1,992	\$100	\$3,090	\$150
2,000	\$2,490	\$90	\$3,838	\$135
2,500	\$2,938	\$81	\$4,511	\$121
3,000	\$3,341	\$71	\$5,117	\$116

\* These fees are reduced by 30 %

# Fee Schedule Part I RESIDENTIAL

## D. Combination Permits

Combination Permit Type	Plan Check Fee	MPE Combined Fee	Inspection Fee	Total Fee
Attached Garage-1 to 3 cars	\$414	\$0	\$240	\$654
Bathroom Remodel	\$120	\$100	\$240	\$460
Kitchen Remodel	\$120	\$100	\$240	\$460
Kitchen + 1 Bath Remodel	\$180	\$120	\$360	\$660
Stnd Patio Encl/Sun Room	\$180	\$120	\$305	\$605
Engrd Patio Encl/Sun Room	\$210	\$120	\$305	\$635
Garage conversion	\$180	\$120	\$305	\$605
Green House	\$180	\$0	\$305	\$485
Patio Cover	\$180	\$0	\$305	\$485
Detached Garage or Shed	\$180	\$60	\$305	\$545
Skylight or Window Installation	\$120	\$0	\$240	\$360
Additional Bathroom	\$0	\$100	\$240	\$340

## E. Miscellaneous Construction

Permit Type	Plan Check Fee	MPE Combined Fee	Inspection Fee	Total Fee
Fences more than 6' high	\$120	\$0	\$120	\$240
Sound Wall	\$276	\$0	\$360	\$636
Structural Roof Conversions	\$ .40/sf	\$0	\$.60/sf	\$ 1.00/sf
AC Condenser Replacement	\$0	\$0	\$141	\$141
Furnace Replacement	\$0	\$0	\$141	\$141
Water Heater Replacement	\$0	\$0	\$141	\$141

Note:

1. Fee listed above for Fence more than 6 feet high is limited to single-family and two-family residences

## F. Miscellaneous Fees

- ◆ Change of Address (Request by applicant, per address) \$320
- ◆ Microfilming
  - Document size 8 1/2 x 11
    - 1st 10 documents \$1/ea
    - additional documents \$.50/ea
  - Drawing Sheet Size 17" x 22" or larger \$4/each
- ◆ Extension of Plan Check \$25
- ◆ Extension of Building Permit \$25
- ◆ Records Research \$20
- ◆ Records Research with Documentation, per Address \$40

# Fee Schedule

## Part I

### RESIDENTIAL

#### F. Miscellaneous Fees

- ◆ Report of Monthly or Yearly Building Permit Activity (no charge to public agencies) \$35
- ◆ Reprinting of lost Building Permit cards \$20
- ◆ Alternative Materials or Methods of Construction \$320
- ◆ Strong Motion instrumentation and Seismic Hazard Mapping Fees (State Fees):
  - Category 1-Residential, 1st to 3rd Story: Valuation x 0.0001= Fee (Min. Fee is \$.50)
  - Category 2-All Other Buildings: Valuation x 0.00021= Fee (Min. Fee is \$.50)

#### G. Other Plan Check, Inspection and Permit Fees

- ◆ Plan Check, Title 24 Energy Conservation 10% of Plan Check Fee
- ◆ After Hours Plan Check (2 hr. min.) \$360
- ◆ After Hours Inspection (2 hr. min.) \$360
- ◆ Plan Check Revisions (1 hr. min.) \$138
- ◆ Resale Inspection \$260
- ◆ Fire Damage Inspection (2 hr. min.) \$240
- ◆ Inspection Investigation Fee (construction w/o permits, per MMC) 100% of Inspection Fee
- ◆ Reinspection \$90
- ◆ Demolition Permit \$120
- ◆ Residential Re-roofing Permit, Single-Family \$320
- ◆ Residential Re-roofing Permit, Multi-Family (per each building) \$450

#### H. Hourly Rates, Special Services and Fee Adjustments

- ◆ **Planning Division** (for projects that have not established a Private Job account)
  - Review of modifications to single-family residential projects, not in hillside areas \$69
  - Review of modifications to single-family residential projects, hillside areas \$138
  - All other permit application reviews (1/2 hr. minimum) \$ 138/hr
- ◆ **Engineering Division** (for projects that have not established a Private Job account)
  - Review of modifications to single-family residential projects \$100
  - All other permit application reviews \$138/hr

- ◆ **Building Inspection Division:**  
Fees Based on Hourly Rates: When the nature of work precludes assessment of fees based on the square footage method, plan check fees and/or inspections shall be charged on an hourly rate basis.

Hourly Rates: When hourly rates are used to assess fees, the rates shall be as follows:

Clerical and Permit Technician	\$82/hr
Building Inspector	\$120/hr
Plan Checker	\$120/hr
Plan Check Engineer	\$138/hr

# **Fee Schedule**

## **Part I**

### **RESIDENTIAL**

#### **H. Hourly Rates, Special Services and Fee Adjustments**

Overtime Hourly Rates: When plan checks or inspections are performed on an overtime basis request of an applicant, overtime rates shall be as follows:

Clerical and Permit Technician	\$123/hr
Building Inspector	\$180/hr
Plan Checker	\$180/hr
Plan Check Engineer	\$207/hr

#### **♦ Special Services and Fee Adjustments**

Special Services: When the Building Inspection Division provides requested or necessary services that are not included in this Fee Schedule, the Chief Building Official may assess and collect such fees that are reasonably necessary to defray the cost of such services.

Fee Adjustments: In instances where the strict application of fees from this schedule would constitute a substantial inequity to an applicant or to the City, the Chief Building Official shall be authorized to adjust such fees on a case-by-case basis. Any such adjustments shall be recorded in writing and entered into the appropriate files.